

**City of Austin Development Bonus Programs
August 2013 - DRAFT**

Model	Applicability	Development Bonus or Incentive	Min. % Required Affordable	Maximum MFI		Affordability Period		Original Fee in Lieu (FIL)	Fee Adjustment Schedule	Ordinance	Land Development Code Reference	Housing Choice Voucher Provision	Affordable Units		Fee		Notes
				Owner	Rental	Owner	Rental						Pre-, In-Development or Proposed	Occupied	Anticipated	Generated	
S.M.A.R.T. Housing	Within city limits	Eligible for fee waivers, expedited review	10% of units	80%	80%	1 year	5 years	None	N/A	Ordinance No. 20071129-100	§ 25-1-701	No	TBD	6,150*	N/A	N/A	Up to 40% affordability provides 100% of eligible fee waivers: approx \$2,500 per unit SF and \$1000 per unit MF. Different standards for S.M.A.R.T. Housing VMU, CLT, or CBD/DMU.
Downtown Density Bonus	Eligible properties within Downtown	Up to height and FAR limits shown on eligibility map	10 bonus square feet for each 1 square foot of on-site affordable space.	120%	80%	99 years	40 years	\$3 to \$10/bonus square foot for residential projects only, depending on location. No fee for non-residential projects.	Fee is adjusted annually in accordance with CPI	Ordinance No. 20130627-105	§ 25-2-586	No	0	0	\$0	\$0	Rainey district excluded. Fee in lieu revenue dedicated to low-barrier approaches for the chronically homeless.
Multi-Family ("Greenfield") Density Bonus	Undeveloped land zoned MF-2 through MF-5	Use of MF-6 site development standards (setbacks, impervious cover, unlimited FAR, etc). Height limited to 60'.	10% (rental units); 5% (owner units)	80%/100%	60%	99 years	40 years	None	N/A	Ordinance No. 20080131-132	§ 25-2-567	No	0	0	\$0	\$0	
UNO (University Neighborhood Overlay) - Amendment Pending	West Campus UNO district	Flexible standards available for height, setbacks, impervious cover, building coverage, FAR, compatibility, parking.	10% units 10% units	80% 65%	80% 65%	15 years 15 years	15 years 15 years	None \$.50/sq.ft	Fee is fixed	Ordinance No. 20080925-039	§ 25-2-765	No	TBD	574	\$0	\$1,242,991	Must meet S.M.A.R.T. Housing standards. 10% at 80% MFI is required. Additional height bonus available for developments that also provide 10% of units at 50% MFI.
Rainey Street	Rainey Street District near downtown	Density bonus ordinance	5%	80%	80%	none	none	None	N/A	Ordinance No. 20050407-063	§ 25-2-739	No	TBD	TBD*	N/A	N/A	
PUD (Planned Unit Development)	PUD developments that utilize a density bonus	Height, FAR, building coverage	10% of the rental units or rental habitable square footage, 5% of the owner occupied units or owner occupied habitable square footage	80% (In urban boundary)/60% (outside urban boundary)	80% (In urban boundary)/60% (outside urban boundary)	99 years	40 years	60% of downtown fee-in-lieu; OR land donation to AHFC	Fee is adjusted annually in accordance with CPI	Ordinance No. 20080618-098	§ 25-2-Subchapter B Article 2.5	Yes, § 2.5.3	13	0	\$2,073,890	\$0	
VMU (Vertical Mixed Use)	VMU developments that utilize the "dimensional and parking exemptions"	Relaxed site area requirements, FAR, building / impervious cover, setbacks, parking.	10% (rental units); 5% (owner units)	80/100%	80% is default (may be reduced by Neighborhood Plans with Council approval to 60%)	99 years	40 years	None (Fee amount for commercial space above ground floor pending)	N/A	Ordinance No. 20100408-049	§ 25-2-Subchapter E Article 4.3	No	247*	0	N/A	N/A	Check each neighborhood's ordinance for rental MFI (i.e. 60% vs 80%). A fee (amount to be established by separate ordinance) for each sq. ft. of all climate-controlled nonresidential space above the ground floor. This is <u>not</u> a fee in lieu of affordability. VMU amendments in process.
TOD (Transit Oriented Development)	Within designated TODs in city limits	TOD Station Plan Goals	No requirement, goal of 25% units	80/70/60%	60/40/30%	99 years	40 years	\$10 / bonus sq. ft. if approved by Council	Fee is adjusted annually in accordance with CPI	Ordinance No. 200902012-070	§ 25-2-766.22	No	4	135	0	0	Affordability goals established by specific station area plans.
East Riverside Corridor	Within the East Riverside Corridor (ERC) zoning district	FAR, Height up to 160' in some locations.	4 bonus square feet for each 1 square foot of on-site affordable space.	80%	60%	99 years	40 years	\$.50 / bonus sq. ft. for buildings over 90 ft. (no in-lieu option under 90')	Fee to be reviewed every 5 years or on an "as needed" basis	Ordinance No. 20130509-044	§ 25-2-149	No	0	0	0	0	
North Burnet Gateway	NB/G district developments that utilize a density bonus	FAR, Height up to 240'	10% of bonus area	80%	60%	99 years	40 years	\$6 / bonus sq. ft.	Fee is adjusted annually in accordance with CPI	Ordinance No. 20090312-035	§ 25-2-148	No	0	0	0	0	For residential, 100% of fee-in-lieu goes to housing. For a commercial or mixed use - 50% of FIL to a community benefits fund.

DISCLAIMER: The contents of this table are intended to provide a summary overview of programs and established policies as recorded. While the City of Austin uses reasonable efforts to provide accurate and up-to-date information, some of the information provided may be unverifiable at this time and is subject to change without notice.
* Denotes further research is being conducted to ensure accuracy.